



**LAS VEGAS
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October 15, 2025

Raymond Hamadani
512 North First Street
Las Vegas, Nevada 89101

**RE: 25-0322 [ZON1, WVR1, WVR2]
PLANNING COMMISSION MEETING OF OCTOBER 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **October 14, 2025** voted to **STRIKE** the following Land Use Entitlement project requests on 0.19 acres at 512 North 1st Street (APN 139-27-810-031), Ward 5 (Summers-Armstrong).

25-0322-WVR2 - WAIVER - TO ALLOW ONE PARKING SPACE WHERE TWO SPACES ARE REQUIRED [AREA 2]

The Planning Commission at a regular meeting held on **October 14, 2025** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.19 acres at 512 North 1st Street (APN 139-27-810-031), Ward 5 (Summers-Armstrong).

25-0322-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

25-0322-WVR1 - WAIVER - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING SINGLE-FAMILY DWELLING [AREA 2]

This approval is subject to the following conditions:

25-0322-WVR1 CONDITIONS

Planning

1. A Waiver is hereby approved, to allow a three-foot side yard setback for an existing single family dwelling where five feet is required.
2. Approval of Rezoning (25-0322-ZON1) shall be required, if approved.
3. All rooms used for human habitation within the single family dwelling shall have interior access to one other.

4. Conformance to all minimum requirements under LVMC Title 19.12 for a Vehicle Parking, Storage or Repair in Residential Zoning Districts use.
5. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on November 19, 2025. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Lora Dreja
Brown, Brown and Premsrirut
520 South Fourth Street
Las Vegas, Nevada 89101